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**Northallerton**  
**Estate**  
**Agency** 

## **GRETA VALE, 22 THIRSK ROAD** **NORTHALLETON DL6 1PF**



**A Very Conveniently Positioned, Well Laid Out & Spacious Three Bedroomed Traditional Semi Detached Town House in Sought After Residential Location within Walking Distance of Town Centre, Railway Station & Excellent Local Amenities with Tremendous Updating, Modernisation & Extension**

- UPVC Sealed Unit Double Glazing
- Solid Fuel C H / Night Storage Heaters
- In Need of Updating & Modernisation
- Scope for Extension
- Potential Hardstanding to Side
- Walking Distance of all Local Amenities

**New Price: Offers in the Region of £205,000**

**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 22 Thirsk Road, Northallerton DL6 1PF

## SITUATION

A.1	7 miles York	30 miles
Darlington	15 miles A.19	7 miles
Thirsk	7 miles Teesside	16 miles
Richmond	15 miles Catterick	10 miles
Yarm	17 miles Bedale	7 miles

**22 Thirsk Road** represents a very conveniently situated, traditional three bedroomed semi detached town house residence in a much sought after and highly desirable residential area just outside the centre and within easy walking distance of Northallerton Town Centre, the Railway Station, County Hall and excellent local amenities together with attractive countryside. The property is within the catchment area of a number of good local Primary Schools together with the local Secondary School and 6<sup>th</sup> Form College.

The property is within very easy walking distance of the Town centre which enjoys a comprehensive range of educational, recreational and medical facilities together with access to the main line train station. Northallerton also enjoys twice weekly markets and additional market town shopping services are available at Thirsk, Bedale and Richmond whilst major centre of commerce can be found at Darlington, Middlesbrough, Teesside and York.

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of which are located within 8 miles travelling distance of the property and offer access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

The town of Northallerton is further complemented by an East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airports via the Transpennine line which also calls at Northallerton and Darlington Stations.

International Airports can be found at Teesside (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies in an area of particularly attractive countryside and is situated within an hour's travelling distance of the Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally, the property is within an hour of the Coast at Whitby, Scarborough and Redcar.

**Schools** – the area is well served by good state and independent schools. The property is within walking distance of all the Primary Schools within the Northallerton catchment area and further renowned Primary Schools can be found in local villages. Local comprehensive schools can be found at Northallerton, Thirsk, Bedale, Richmond and Stokesley. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

## DESCRIPTION

The property comprises a brick built with slate roof, traditional three bedroomed semi-detached family house situated on a nice sized plot with low maintenance gardens to front and rear together with good range of attached outbuildings at the rear. The property enjoys the benefit of potential to side for hardstanding and garaging subject to purchasers requirements and the necessary planning permissions. The property has a good range of outbuildings to the rear which offer tremendous scope for further extension of the residential accommodation or could provide workshop etc.

Internally the property has well laid out and spacious three double bedroomed family accommodation which requires and has great scope for updating and modernisation although currently solid fuel and night storage heaters, the property does enjoy a mains gas connection

The offering of 22 Thirsk Road presents an all too rare opportunity for the discerning purchaser looking to acquire a substantial three bedroomed traditional semi detached family house in a highly sought after, very convenient residential location.

The property is offering chain free and available for early completion. Early inspection recommended.

## ACCOMMODATION

In through UPVC sealed unit double glazed front door into:

### Entrance Vestibule

**1.34m x 1.32m (4'5" x 4'4)**

With quarry tiled decorative floor. Coved ceiling. Inner etched glass door into:

### Entrance Hall

**6.20m x 1.79m (20'4" x 5'11") narrowing to 1.34m (4'5")**

Stairs to first floor. Access into:

### Sitting Room

**4.47m x 3.66m (14'8" x 12') max into bay**

Coved ceiling and centre ceiling light point. Feature tiled fireplace, mantel shelf and hearth, at present with a hearth mounted electric fire.

### Living Room

**3.62m x 3.17m (11'11" x 10'5")**

Coved ceiling. Centre ceiling light point. Feature tiled fireplace, mantel shelf and hearth with open grate.

## **Living Kitchen**

**5.74m x 2.79m (18'10" x 9'2") max**

Nicely delineated into kitchen and sitting area with the kitchen having a nice range of beech fronted base and wall cupboards. Wood effect work surfaces with inset 1 ½ bowl single drainer, moulded sink unit. Tiled splashback. Unit inset four ring Hotpoint gas hob. Built in Hotpoint electric double oven and grill. Built in unit matched fronted fridge and freezer. Ceiling light point in the sitting area. Open fire with a tiled mantel shelf, hearth and surround. Door to understairs cupboard with folding door to front.

**From the Entrance Hall are stairs to First Floor** with a mahogany balustrade leading up to:

## **First Floor Landing**

**4.01m x 1.79m (13'2" x 5'11") max narrowing to 1.06m (3'6")**

With access to:

## **Bedroom No. 3**

**2.81m x 2.61m (9'3" x 8'7")**

With fitted double wardrobe. Coved ceiling. Centre ceiling light point.

## **WC**

**1.49m x 0.86m (4'11" x 2'10")**

Half tiled walls. WC. Flush mounted light point.

## **Bathroom**

**2.08m x 1.85m (6'10" x 6'1")**

With dated coloured suite comprising panelled bath, fully tiled around with a Miralec 8.3 supreme electric shower over bath. Matching pedestal wash basin. Fully tiled walls, shaver light, socket and mirror to rear of washbasin. Flush mounted light point. Coved ceiling.

**Steps from First Landing lead up to:**

## **Upper Landing**

**2.54m x 1.79m (8'4" x 5'11")**

Coved ceiling. Centre ceiling light point.

## **Bedroom No. 2**

**3.66m x 3.20m (12' x 10'6")**

Coved ceiling. Centre ceiling light point. Built in shelved linen cupboard.

## **Bedroom No. 1**

**5.15m x 3.66m (16'11" x 12') max into fitted bedroom furniture.**

Comprising two double wardrobes. Central dressing table with cupboard storage over. Mini coved ceiling and two ceiling light points.

## **OUTSIDE**

### **Gardens**

The rear garden is concreted with a raised block paved area for seating which has attractive borders. Brick walls to either side providing a high degree of privacy.

## **OUTBUILDINGS**

### **Coal Store**

**2.40m x 0.96m (7'11" x 3'2")**

Ceiling light point. Concrete floor.

### **Useful Utility Room**

**2.20m x 2.20m (7'3" x 7'3")**

Ceiling light point. Panelled walls. Space and plumbing for washing machine. Space for further appliances.

### **Workshop/Store**

**3.17m x 2.35m (10'5" x 7'9")**

Ceiling light point. Concrete floor. Replaced ceiling.

There is an area to the rear of the outbuildings which is useful for storage.

## **GENERAL REMARKS & STIPULATIONS**

**VIEWING** - Strictly through Northallerton Estate Agency, 143 High Street, Northallerton, North Yorkshire -Tel: (01609) 771959.

**SERVICES** - Mains water, electricity and drainage. Gas central heating.

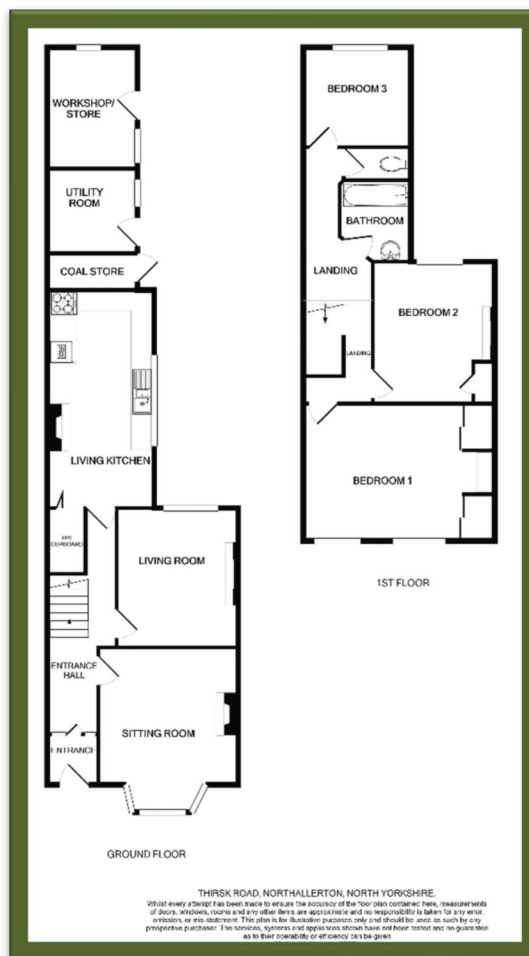
**TENURE** - Freehold with Vacant Possession upon completion.

**LOCAL AUTHORITY** – Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

**COUNCIL TAX BAND**- The council tax band for this property is **D**.







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- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
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